



GRASSROOTS
REALTY GROUP

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**23 Dobson Close
Red Deer, Alberta**

MLS # A2256891



\$555,000

Division:	Devonshire		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,391 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Lands		

Heating:	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Yard shed		

Welcome to 23 Dobson Close — a beautifully updated home on a quiet close in one of Red Deer's most sought-after areas. The main floor features hardwood and tile flooring, an open layout, a kitchen with granite countertops, a travertine backsplash, slate tile, an island, and a pantry. The dining area opens to a large deck overlooking a massive yard — big enough to build that second garage you've always wanted. The primary bedroom includes a walk-in closet and a 4-piece ensuite. The bright walkout basement offers oversized windows, in-floor heat, two bedrooms, an office, a bathroom, a spacious family room, and a gas fireplace for cosy evenings. The attached garage is also heated with in-floor heat. Close to schools like Mattie McCullough, St. Francis, and Hunting Hills, plus parks, trails, the Collicutt Centre, and shopping, this home combines space, comfort, and location.